138.0	0003	0014.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,377,700	/	1,377,700
USE VALUE:	1,377,700	/	1,377,700
ASSESSED:	1,377,700	/	1,377,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		SPRING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BARR MARK
Owner 2:	ABEL DEBORAH
Owner 3:	
Street 1:	21 SPRING ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	VAGEFI PARSIA & SHAWNA -
Owner 2:	-
Street 1:	21 SPRING STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .224 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2015, having primarily Clapboard Exterior and 3646 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9752.000	736,400		641,300	1,377,700
Total Card	0.224	736,400		641,300	1,377,700
Total Parcel	0.224	736,400		641,300	1,377,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 377.87 /Parcel: 377.87

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 88620

GIS Ref

GIS Ref

Insp Date 05/04/15

!10684!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 138.0-0003-0014.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	736,400	0	9,752.	641,300	1,377,700		Year end	12/23/2021
2021	101	FV	715,000	0	9,752.	641,300	1,356,300		Year End Roll	12/10/2020
2020	101	FV	715,000	0	9,752.	641,300	1,356,300	1,356,300	Year End Roll	12/18/2019
2019	101	FV	553,400	0	9,752.	676,900	1,230,300	1,230,300	Year End Roll	1/3/2019
2018	101	FV	553,400	0	9,752.	498,800	1,052,200	1,052,200	Year End Roll	12/20/2017
2017	101	FV	553,400	0	9,752.	477,400	1,030,800	1,030,800	Year End Roll	1/3/2017
2016	101	FV	246,600	0	9,752.	441,800	688,400	688,400	Year End	1/4/2016
2015	101	FV	210,300	0	6,281.	316,400	526,700	526,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:11:08

LAST REV

Date	Time
11/18/19	10:02:28
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10684

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VAGEFI PARSIA &	70311-246		11/30/2017		1,300,000	No	No		
DOLAN DAVID D &	67099-24		4/15/2016		1,200,000	No	No		
DOLAN DAVID D &	64095-232		8/18/2014		1	No	No		
LONG DENISE A/T	64040-547		8/6/2014	Mult Lots	955,000	No	No		SUB-DIVISION 55 VENNER 504 of 2014
KOKARAS PEDRO J	46204-466		10/3/2005	Family	1	No	No		
	10125-180		9/11/1962			No	No		N

USER DEFINED

Prior Id # 1:	88620
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/10/2015	222	New Buil	250,000					Build new single f
12/2/2014	1643	Foundati	35,000					Foundation for new
11/10/2014	1530	Demoliti	10,000					Demo to make way f

ACTIVITY INFORMATION

Date	Result	By	Name
1/31/2018	SQ Returned	MM	Mary M
4/20/2017	SQ Returned	EMK	Ellen K
6/16/2015	Permit Insp	PC	PHIL C
5/4/2015	Measured	PC	PHIL C
5/4/2015	Info Fm DEED	PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9752		Sq. Ft.	Site		0	90.	0.73	10									641,303						641,300	

Total AC/HA:	0.22388	Total SF/SM:	9752	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	641,303	Spl Credit		Total:	641,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2015	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.01867974
Const Adj.:	0.99989998
Adj $ / SQ:	132.415
Other Features:	136778
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	739366
Depreciation:	2957
Depreciated Total:	736408

COMMENTS

FORMERLY 55 VENNER SUB-DIVISION.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

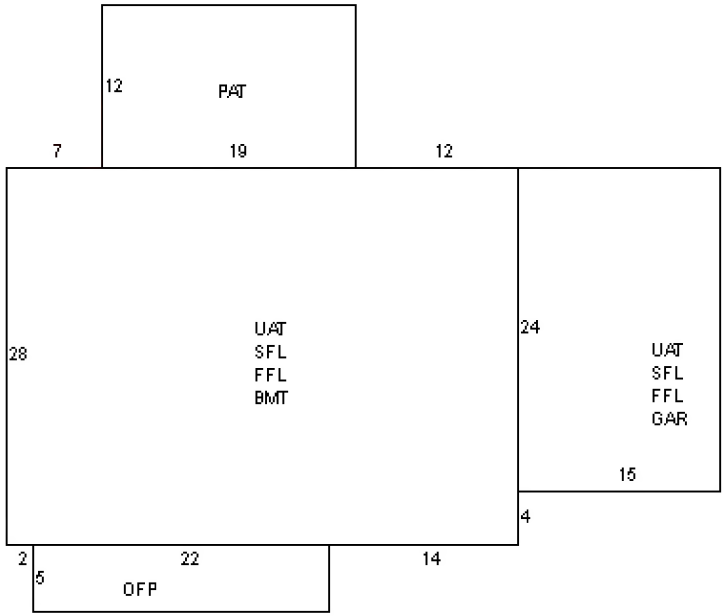
No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	160.22
Special Features:	0	Val/Su Net:	148.29
Final Total:	736400	Val/Su SzAd	258.57

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,424	132.420	188,559
SFL	Second Floor	1,424	132.420	188,559
BMT	Basement	1,064	62.070	66,042
GAR	Garage	360	21.940	7,899
UAT	Upper Attic	356	52.970	18,856
PAT	Patio	228	3.890	888
OFP	Open Porch	110	31.500	3,465
	Net Sketched Area:	4,966	Total:	474,268
Size Ad	2848	Gross Area	6034	FinArea 3646

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	75		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

138.0-0003-0014.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: